

**AN ORDINANCE OF THE BOROUGH OF OCEANPORT
ORDINANCE #1120**

**TO AMEND CHAPTER 390-14 "Zoning", TO ADD
THE R-5 AFFORDABLE HOUSING OVERLAY (R-5 AHO) ZONE.**

BE IT ORDAINED by the Mayor and Council of the Borough of Oceanport, in the County of Monmouth and State of New Jersey that Chapter 390 (Zoning) of the Code of the Borough of Oceanport is hereby amended or supplemented as follows:

PURPOSE

The purpose of this Ordinance is to Amend *Chapter 390-14 of Zoning* to add a Section 390-14.D R-5 Affordable Housing Overlay District (R-5 AHO).

Unless otherwise indicated these regulations and standards are the only standards that apply to this zoning district.:

SECTION 1

That Chapter 390, Zoning, Section 390-14.D R-5 Affordable Housing Overlay (R-5 AHO) shall be added as follows:

390-14 D R-5 Affordable Housing Overlay (R-5 AHO)

- a. Purpose: The R-5 AHO Zone is intended to provide an option through overlay zoning for 100% affordable housing residential units.
- b. Location. The R-5 AHO Zone is applicable to Block 110, Lot 17.
- c. Permitted uses. The following principal uses shall be permitted provided all units are affordable to very-low, low and moderate income households in accordance with the Borough's Affordable Housing Ordinance:
 1. Two-Family Residences.
 2. Supportive and Special Needs housing.
- d. Accessory Uses Permitted. Accessory uses and structures customarily incidental and subordinate to any permitted principal use or structures.

e. Development Standards

1. Maximum units: Up to Eight (8) units within up to four (4) two-family structures.
2. Maximum height: 2.5 stories or 35 feet.
3. Maximum building coverage: 65%
4. Maximum lot coverage: 80%
5. Minimum front yard setback: 30 feet
6. Minimum side yard setback: 10 feet
7. Minimum rear yard setback: 10 feet
8. Affordable Housing.
 - a. Affordable units in said projects must be affordable to very-low- and moderate-income households in accordance with the Borough's Affordable Housing Ordinance, the Borough's Housing Element and Fair Share Plan, any applicable Order of the Court (including a Judgment of Compliance and Repose Order), the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and applicable New Jersey Council on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.
 - b. The affordable housing shall include standards for the split between low and moderate income housing providing a minimum of thirteen percent (13%) of the affordable units within each bedroom distribution as very low-income units at thirty percent (30%) of the median income, thirty-seven percent (37%) of the affordable units within each bedroom distribution as low-income units, with the fifty percent (50%) balance of units within each bedroom distribution allowed to be moderate-income units

Effective Date

This ordinance shall take effect upon its passage and publication, as required by law.

APPROVED ON FIRST READING

DATED: February 12, 2026



STEPHANIE KRAMER

Acting Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING

DATED: February 26, 2026



STEPHANIE KRAMER

Acting Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS 2nd DAY OF March 2026



THOMAS J. TVRDIK

Mayor